

070.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

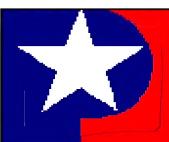
757,800 / 757,800

USE VALUE:

757,800 / 757,800

ASSESSED:

757,800 / 757,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DANIELS MARY M & TONY S/ TRS

Owner 2: MARY M DANIELS REVOCABLE TRUS

Owner 3:

Street 1: 103 BEVERLY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DANIELS MARY M -

Owner 2: -

Street 1: 103 BEVERLY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2205 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10250	Sq. Ft.	Site			0	70.	0.64	4			Med. Tr	-10					458,328						458,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10250.000		299,000		500		458,300		757,800						44918	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/22/18	

USER DEFINED

Prior Id # 1:	44918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	03:09:13
LAST REV Date	Time
10/10/19	09:45:12
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 070.0-0003-0006.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022	101	FV	299,000	500	10,250.	458,300	757,800		Year end	12/23/2021
2021	101	FV	288,300	500	10,250.	458,300	747,100		Year End Roll	12/10/2020
2020	101	FV	288,300	500	10,250.	458,300	747,100		747,100 Year End Roll	12/18/2019
2019	101	FV	254,100	500	10,250.	458,300	712,900		712,900 Year End Roll	1/3/2019
2018	101	FV	254,100	500	10,250.	392,900	647,500		647,500 Year End Roll	12/20/2017
2017	101	FV	254,100	500	10,250.	366,700	621,300		621,300 Year End Roll	1/3/2017
2016	101	FV	254,100	500	10,250.	314,300	568,900		568,900 Year End	1/4/2016
2015	101	FV	252,900	500	10,250.	281,500	534,900		534,900 Year End Roll	12/11/2014

SALES INFORMATION

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

DANIELS MARY M,	1536-12	10/24/2018	Convenience		1	No	No	
	892-84	7/1/1977			52,000	No	No	Arsen S Daniels dod 6/26/2012

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2005	827	Re-Roof	17,500			G7	GR FY07	
5/18/2004	385	New Wind	9,500			G6	GR FY06	20 REPL WNDWS

ACTIVITY INFORMATION

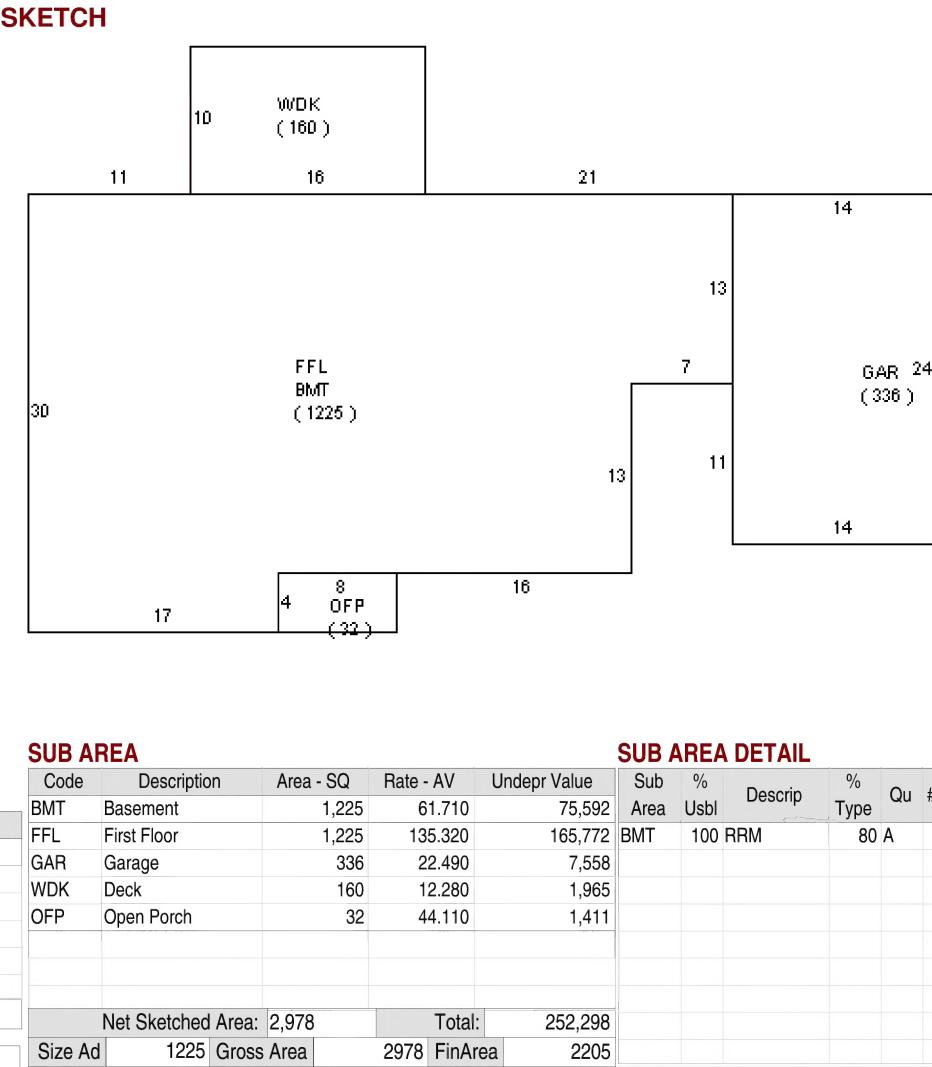
Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
1/18/2009	Meas/Inspect	372	PATRIOT
10/8/1999	Meas/Inspect	263	PATRIOT
2/23/1995		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS													
Type:	19 - Ranch			Full Bath	1	Rating:	Fair	OF=BMT SINK.													
Sty Ht:	1 - 1 Story			A Bath:		Rating:															
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Fair													
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:	7 - Brick	5 %		OthrFix:	1	Rating:	Average														
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid	Desc: Line 1			# Units 1									
Color:	BROWN			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Frpl:	2	Rating:	Average	Other													
GENERAL INFORMATION				WSFlue:		Rating:		Upper													
Grade: B - Good (-)				CONDOS INFORMATION				Lvl 2													
Year Blt:	1957	Eff Yr Blt:		Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdict:		Fact: .		Floor:				REMODELING				RES BREAKDOWN									
Const Mod:				% Own:				Exterior:	No Unit			RMS:	6	BRS:	2	Baths:	1	HB			
Lump Sum Adj:				Name:				Interior:				1	6	2							
INTERIOR INFORMATION				DEPRECIATION				Additions:													
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Kitchen:													
Prim Int Wal	1	- Drywall		Functional:			%	Baths:													
Sec Int Wall:				Economic:			%	Plumbing:													
Partition:	T	- Typical		Special:			%	Electric:													
Prim Floors:	3	- Hardwood		Override:			%	Heating:													
Sec Floors:				Total:		26.4	%	General:													
Bsmnt Flr:	12	- Concrete		CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ:	100.00			Rate	Parcel ID			Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.:	1.35000002																
Electric:	3	- Typical		Const Adj.:	1.00239968																
Insulation:	2	- Typical		Adj \$ / SQ:	135.324																
Int vs Ext:	S			Other Features:	83500																
Heat Fuel:	2	- Gas		Grade Factor:	1.21																
Heat Type:	3	- Forced H/W		NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac: NO		Adj Total:	406316																
% Com Wal		% Sprinkled		Depreciation:	107267																
				Depreciated Total:	299048																
MOBILE HOME				WtAv\$/SQ:				AvRate:				Ind.Val									
Make:				Model:				Serial #													
SPEC FEATURES/YARD ITEMS				PARCEL																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JO					
19	Patio	D	Y	1	12X16	A	AV	1970	4.20	T	39.2	101				500					



AssessPro Patriot Properties, Inc